

CITY OF IONIA
Planning Commission
May 9, 2007
Regular Meeting Minutes

CALL TO ORDER: Chairman John Milewski called the Regular Meeting of the City of Ionia Planning Commission to order at 4:04 PM.

ROLL CALL: Roll Call revealed Commissioners David Cook, Lynn Lafler, John Milewski, Ted Paton, and Evonne Ulmer present.

City Manager Jason Eppler, Tim Johnson, the City's Planning Consultant, and A.J. Patrick from KEBS on behalf of the Gillespie Group were also present.

APPROVAL OF AGENDA Chairman Milewski reviewed the agenda with the Commission. He suggested that the matter of the Gillespie Property access plan be placed under Public Comment. After review, it was moved by Commissioner Lafler, seconded by Commissioner Ulmer to approve the agenda as revised. MOTION CARRIED.

APPROVAL OF MINUTES The Commission reviewed the minutes of the April 11, 2007 regular meeting. After review, it was moved by Commissioner Cook, seconded by Commissioner Lafler to approve the minutes as presented. MOTION CARRIED.

PUBLIC COMMENTS None.

NEW BUSINESS Gillespie Property Access Plan: A. J. Patrick, on behalf of the Gillespie Group, was present to discuss with the Commission the Gillespie's proposal for providing access to the property from M-66. The Gillespie Property is located at the south east corner of M-66 and Tuttle Road, east of Independent Bank's southside branch. Mr. Patrick explained that the Abbey Apartments and the new kidney dialysis center are located on the property with a majority of the site located in the City of Ionia. A portion of the Gillespie Property is also located in Ionia Township and fronts on M-66. Mr. Patrick stated that although there are no pending plans for the development of the remainder of the property, in order to get an access drive from M-66 approved by the Michigan Department of Transportation,

the Gillespie's need to show that they have a plan to link M-66 through the property to Tuttle Road via an extended Heartland Boulevard. Mr. Patrick reviewed with the Commission a drawing which illustrated a 25' wide private access easement that would provide this link. Mr. Patrick explained that the Gillespie's would like a letter of approval from the Commission regarding the access concept.

Chairman Milewski led a discussion regarding the proposal. Suggestions/concerns expressed regarding the plan included the following:

- Since utilities are proposed to be installed within the 25' easement, it was determined that the width proposed is too narrow based on the City's Municipal Standards requiring a minimum of 30'.
- Despite the roadway being private, the Commission expects sidewalk to be installed on each side of the private roadway and ornamental street lights per City specifications.
- Although not related directly to the roadway, the Commission recommended that a pedestrian path linkage be constructed between the Canterbury Estates subdivision through the Gillespie Property in order to provide a safe route for pedestrians wanting to access M-66 businesses.

After further review, it was the consensus of the Commission to direct the City Manager to provide the Gillespie Group with written confirmation of the City's support for the access plan for MDOT purposes.

OLD BUSINESS

Master Plan Update: City Planning Consultant Tim Johnson was present to continue to review with the Commission the goals and action items contained in the 2001 City Master Plan. The Commissioners were previously provided a copy of the proposed updated goals and action items. The Commission reviewed the updated set and offered further suggestions. Upon completing this review, they recommended the following goals as priorities for the next five years:

- Improving the walkability of the community by extending/expanding the sidewalk network in the City. A priority will be placed on streets that have no sidewalks.

- Revising the City sign ordinance to balance the aesthetics of the community with a businesses ability to advertise and prosper.
- Revising the City's standards for accessory structures.
- Adoption of a land division ordinance with lot width-to-depth standards (ratios).

In addition to updating the goals and action items, the Commission also reviewed the Future Land Use Map for Lands Adjacent to the City (Map 11 in the 2001 Plan) to determine if any changes are necessary. A general discussion was held regarding recent development in areas outside the City limits and potential PA 425 areas. The Commission determined that the current map continues to reflect the attitudes of the Commission, however, Commissioners will review the map and be prepared to discuss it in further detail at the June meeting.

The Commission also discussed the future of the ICMH and Emerson School properties in the event that these two locations are not utilized for their current uses in the future.

The City Manager stated that the Downtown Development Authority will be forwarding their action items for the Master Plan for the Commission to review for the June meeting.

Rental Inspection Ordinances/Time of Sale Sidewalk Ordinance: Chairman Milewski stated that due to the lateness of the hour and the absence of the Community Development Director, these two items will be discussed at the June meeting.

COMMISSIONER COMMENTS None

ADJOURNMENT Upon a motion by Commissioner Ulmer, seconded by Commissioner Paton, the meeting was adjourned at 5:31 PM. MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager/Recording Secretary